

# HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

OUTLINE PLANNING PERMISSION GRANTED FOR 5 DETACHED HOUSES  
ON THE EDGE OF THE POPULAR VILLAGE OF SHADOXHURST



INDICATIVE PLAN FOR IDENTIFICATION PURPOSES ONLY

Land adjoining Elite

OFFERS INVITED

Hornash Lane, Shadoxhurst  
Ashford, Kent TN26 1HU

**For Sale**

## Summary

This site offers a quality opportunity to develop an exclusive scheme of 5 dwellings based upon the outline planning permission that has been granted. There is scope to increase the number of dwellings based upon the size of the site subject to the necessary consents being obtained. The owners are looking to sell the site with the benefit of the existing planning permission with an overage clause in the event that additional dwellings are consented.

## Location

The site is located on the south east edge of Shadoxhurst, a popular village situated 5 miles to the south of Ashford. The village benefits from a good range of local facilities including a village shop, post office, public house and village hall.

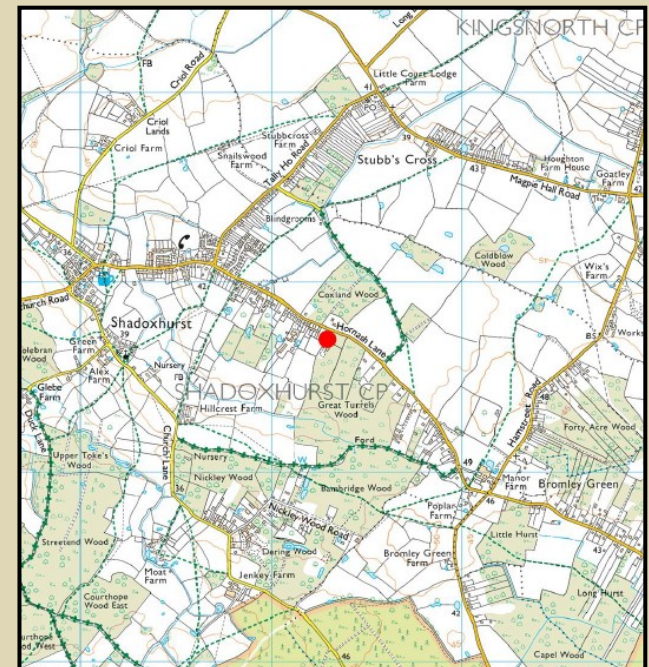
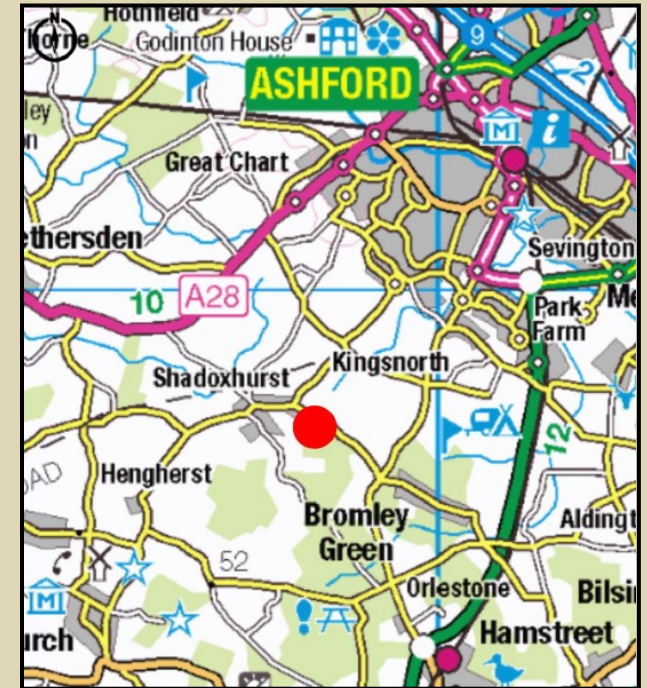
Ashford provides a good range of retail, education and leisure facilities and the high speed link from Ashford International Station has a regular service to London St Pancras in 37 minutes. The M20 is approximately 5 miles to the north connecting into the national motorway network.

## Description and site area

The site comprises an irregular shaped parcel of land occupied by a number of redundant farm buildings with access from Hornash Lane.

Hornash Lane leads into the village centre to the west and there is predominantly linear development along the south side of the lane. To the south and east is woodland and open countryside and to the north is a single detached dwelling and woodland.

The site extends to approximately 2.37 acres (0.96 hectares).



## Planning and Development Proposals

Outline planning permission has been granted by Ashford Borough Council for *“the erection of five residential dwellings, with demolition of existing agricultural buildings with all matters reserved other than access from Hornash Lane”*. The planning reference is 18/01247/AS.

The plan submitted with the planning application shows a scheme for 6 detached dwellings although it was agreed between Ashford Borough Council and the owners that the scheme would be reduced to 5 dwellings. There were no drawings submitted to show this layout. Accordingly, the purchaser will have considerable flexibility to design a scheme to maximise the site’s potential.

There is no mains foul drainage in the immediate vicinity so an on-site foul drainage strategy will be required. The purchaser will be required to provide access to the adjoining property known as Elite to the immediate west of the site which is owned by the site’s owners. The plans show a joint access from Hornash Lane.

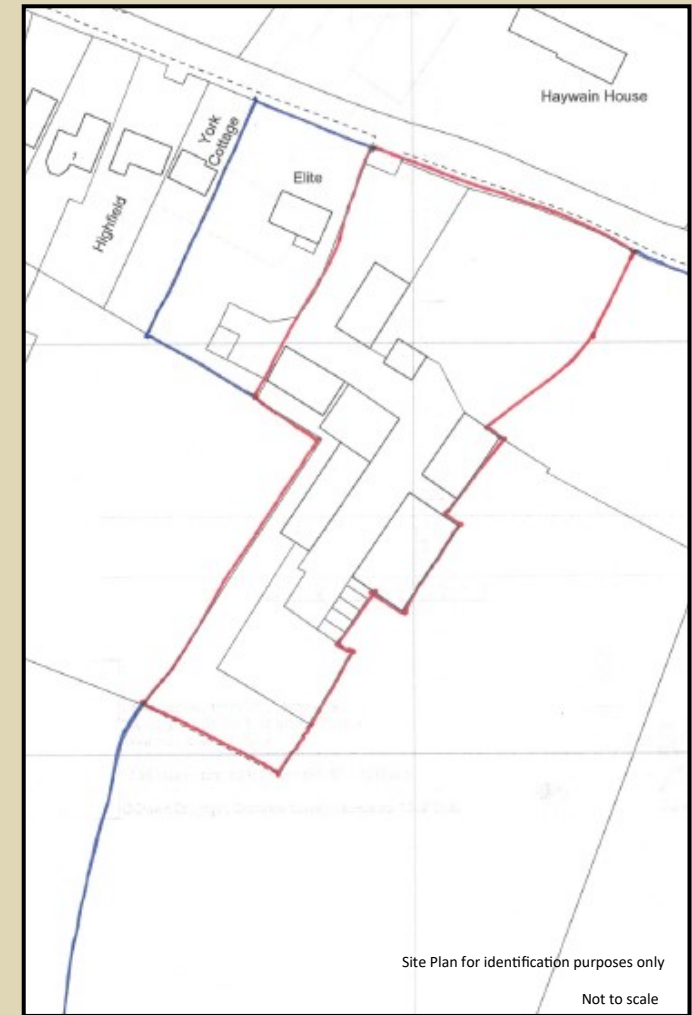
## Services and Tenure

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development. The site is to be sold on a freehold basis with vacant possession upon completion.

## Additional Information

The vendor has carried out a considerable amount of due diligence on the site and all the reports and investigations are available to view and download from our website [www.rpcland.co.uk](http://www.rpcland.co.uk). The following information is available:

- Plans
- Planning, Design & Access Statement
- Arboricultural Report
- Transport Statement
- Preliminary Ecological Appraisal
- Bat Survey
- Reptile Survey Report
- Foul & Surface Water Management Strategy



## Method of Sale

Offers are invited for the freehold interest on an unconditional basis. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent ME14 1BG. In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for;
3. Details of due diligence required prior to exchange of contracts;
4. Confirmation of funds.

The vendor reserves the right not to accept the highest nor any bid made for the site.

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## Agent Details and Viewings

For further information or to book a viewing appointment please contact RPC or visit our website at [www.rpcland.co.uk](http://www.rpcland.co.uk)

**Mark Linington** MRICS

**01622 691911**

**[m.linington@rpcland.co.uk](mailto:m.linington@rpcland.co.uk)**

**Mid Kent Office**

RPC Land & New Homes Ltd

89 King Street

Maidstone, Kent, ME14 5BG



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